Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

1304 Route 47
Rio Grande, NJ 08242

Asking $5,999,900.00

COMMENTS

Welcome to “The Village Shoppes!” a rare opportunity to own a prime piece of commercial real estate in the up and coming area of Rio Grande. This expansive property spans 5 acres and features a total lot size of 18,526 square feet, offering a wide variety of commercial units spread throughout 3 buildings. With over 30+ commercial units this property presents a multitude of possibilities for the savvy investor. The property offers a diverse array of commercial unit sizes, all occupied by great, long-term tenants. Additionally, there is the potential to increase rental income by leasing the vacant units, making this an attractive opportunity for those seeking to maximize their investment return. Currently, the property boasts 4 residential units along with the potential to expand to a second story for additional residential space. The property\'s strategic location and the area\'s ongoing development make this an enticing proposition for those looking to capitalize on the growth potential of Rio Grande. Don\'t miss out on this rare chance to acquire a substantial commercial property!

PROPERTY DETAILS

Heating	Cooling	Water	Sewer
Gas Natural	Central Conditioning	Air Public	Public

Ask for John Van Stone
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